

MARK A. ZIZMANN AND WIFE MELISSA F. ZIZMANN,
GRANTORS

WARRANTY

TO

DEED

JOSEPH PATRICK WARD AND WIFE JANET B. WARD,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARK A. ZIZMANN AND WIFE MELISSA F. ZIZMANN, do hereby sell, convey, and warrant unto JOSEPH PATRICK WARD AND WIFE JANET B. WARD, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

See attached. *MZ HAE*

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 1998 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 5th day of March, 1998.

Mark A. Zizmann
Mark A. Zizmann

Melissa F. Zizmann
Melissa F. Zizmann

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named MARK A. ZIZMANN AND WIFE MELISSA F. ZIZMANN, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of March, 1998.

My commission expires: *August 31, 1998*

Caroline J. Corley
Notary Public

Grantors Address:
P. O. Box 886
Hernando, MS 38632

Phone: Res.- *429-4677*
Bus.- *365-6629*

Prepared By:

Austin Law Firm, P.A.
230 Goodman
Suite 510
Southaven, Mississippi 38671
(601) 349-2234

Grantees Address:
2435 Northview Cove
Hernando, MS 38632

Phone: Res.- *n/a*
Bus.- *n/a*

STATE MS.-DESOTO CO.,
FILED
MAR 9 12 50 PM '98

BK *329* PG *723*
W.E. DAVIS CH. CLK.

Lot 316, Town of Hernando, Mississippi, as recorded on the office map of the Town of Hernando, in the office of Chancery Clerk, DeSoto County, Mississippi and described as follows:

Beginning at a point at the intersection of the north right of way of Shady Lane (40' r/w) and the west right of way of Northview Street (40' r/w). Said point being the point of beginning. Thence N 01 degrees 25' 54"W-122.83' along the west right of way of Northview Street to a spike. Thence S 88 degrees 10'48"W-126.59' to a 3/8" rebar. Thence S 02 degrees 35' 57"E-121.20' to a point on the north right of way of Shady Lane. Thence N 88 degrees 56'11"E-124.12' along the north right of way of Shady Lane to the point of beginning. Parcel containing 0.35 acres (15,293.26 s.f.) and being the same property as recorded in deed book 27 page 222 of the office of the Chancery Clerk, DeSoto County, Mississippi.

Said property being located in Section 13, Township 3 South, Range 8 West.

MZ
MAR